

CITY OF SAN ANTONIO

Zoning Commission Agenda

City Council Chambers
First Floor, Municipal Plaza Building
103 Main Plaza

November 20, 2001
Tuesday, 11:30 A.M.

ZONING COMMISSIONERS

Gilbert Kissling – District 1
 Clarence McGowan – District 2
 Vernon Hophan – District 3
 Robert Garza, Jr. – District 4
 Rita Cardenas-Gamez – District 5
 Christopher Martinez – District 6
 Ernani Falcone – District 7
 Jerry F. Morell – District 8
 James McAden – District 9
 John Clamp – District 10
 Ralph Mehringer – District Mayor
 Chairman

1. **Work Session presentation by staff to discuss the zoning case recommendations for November 20, 2001, Briefing on River Overlay District Project and Training on Unified Development Code, at 11:30 A.M. “C” Conference Room, 103 Main Plaza, Municipal Plaza Building.**
2. Call to Order – City Council Chambers – 1:00 PM
3. Roll Call
4. Pledge of Allegiance
5. Director’s Report
6. Approval of November 6, 2001 minutes.
7. Z2001233 City of San Antonio, Loop 1604 & Lockhill Selma.
(City Council 8)
8. Z2001231 Wetmore Thousand Oaks, Ltd., 3400 Block of Thousand Oaks.
(City Council 9)
9. Z2001138 W. H. Fairer, 5950 Camp Bullis Road. (City Council 8)
10. Z2001237 S Brundage Management, Loop 1604 and North of New Guilbeau Road.
(City Council 8)
11. Z2001239 Jay Khadem, Interstate Highway 35. (City Council 4)

12. Z2001243 Kaufman & Associates, Interstate Highway 10 West.
(*City Council 8*)
13. Z2001244 Barrett Construction Co., Hutchins Place/Marek Street.
(*City Council 4*)
14. Z2001245 City of San Antonio/Municipal Facilities Corporation, Alamo & Flores.
(*City Council 1*)
15. Z2001246 S Frank R. Cortez, 1422 Ceralvo Street. (*City Council 5*)
16. Z2001247 Gilbert Bazan, 2119 IH 35 North. (*City Council 2*)
17. Z2001248 S. A. Alliance & Associates, Ltd., 6188 Whitby Road.
(*City Council 7*)
18. Z2001249 Mrs. Grayson Cecil, S. E. Military Drive. (*City Council 3*)
19. Z2001250 Grayson Cecil, Southeast Military Drive. (*City Council 3*)
20. Executive Session: consultation on Attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
21. **ADJOURNMENT.**

Accessibility Statement

This meeting is wheelchair accessible. The accessible entrance is located at 103 Main Plaza. Accessible parking spaces are located at City Hall, 100 Military Plaza. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling 207-7245.

CASE NO: Z2001233

FINAL

Date: November 20, 2001

Continued from November 6, 2001

Council District: 8

Ferguson Map: 514 F 5

Case Manager : David Arciniega 207-5876

Applicant Name:

City of San Antonio

Sneckner Partners, Ltd.

Zoning Request: From Temporary "R-1" ERZD Single Family Residence Edwards Recharge Zone District and Temporary "R-1" UC-1 ERZD Single Family Residence Urban Corridor Edwards Recharge Zone District to "C-2" ERZD Commercial Edwards Recharge Zone District and "C-2" UC-1 ERZD Commercial Urban Corridor Edwards Recharge Zone District

Property Location: P-8A, P-8C 23.57 acres of NCB 17700
northside of Loop 1604, east of Lockhill Selma

Proposal: To permanently zone the property to be in compliance with zoning districts created after May 3, 2001.

Neighborhood Association: None

Traffic Impact Statement: Temporary "R-1" is exempt from the TIA at the zoning level.

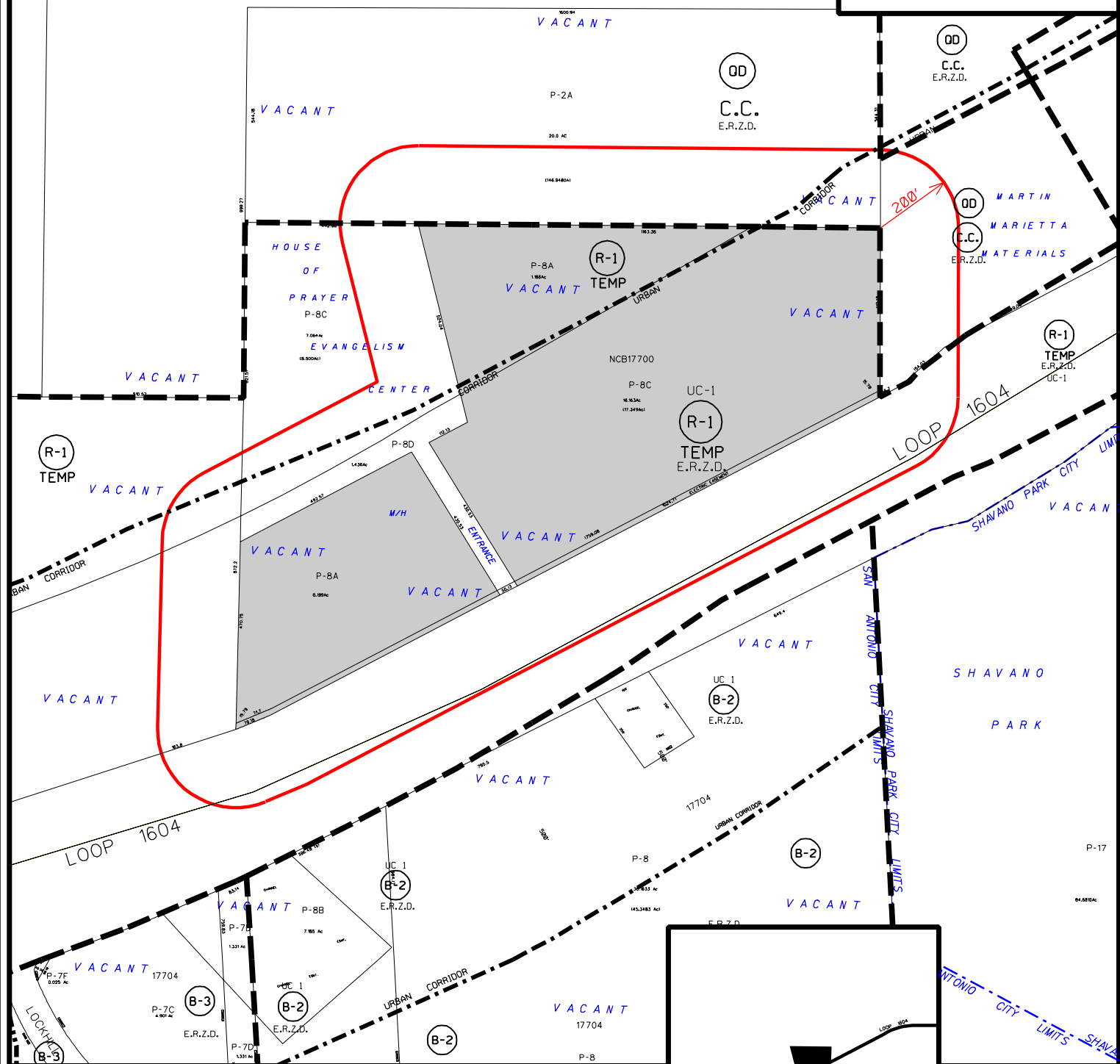
Staff Recommendation:

Approval. The subject property is currently a vacant tract of land that fronts on North Loop 1604 Expressway. The subject property is adjacent to "QD" zoning to the north and east. Vacant land to the west is zoned residential. "C-2" ERZD and "C-2" UC-1 ERZD zoning is appropriate at this location and will provide commercial uses that will support future development in the area.

NOTICES MAILED

IN OPPOSITION

FINAL
IN FAVOR



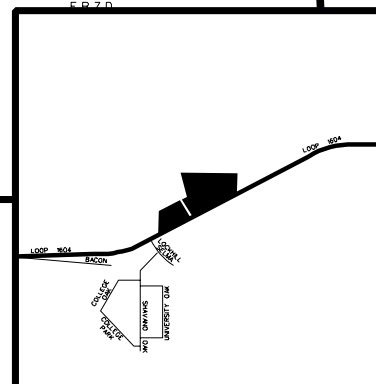
ZONING CASE Z2001-233

CITY COUNCIL DISTRICT NO:8

REQUESTED ZONING CHANGE

FROM TEMP "R-1" ERZD TO "C-2" ERZD &
TEMP "R-1" UC-1ERZD "C-2" UC ERZD
DATE NOV. 20 2001

SCALE 1" = 350'



NORTH

DEPARTMENT OF PLANNING
SAN ANTONIO, TEXAS

p.514

CASE NO: Z2001231

FINAL

November 20, 2001

Continuance from October 16, 2001 and November 6, 2001

Council District: 9

Ferguson Map: 518 A8

Case Manager : John Jacks 207-7206

Applicant Name:

Wetmore Thousand Oaks, Ltd.

Wetmore Thousand Oaks, Ltd.

Zoning Request: From "B-2" Business District to "R-5" Residential Single Family District

Property Location: 4.3819 out of P-45, NCB 13732

3400 Block of Thousand Oaks

Property is located at the intersection of Tavern Oaks and Thousand Oaks Boulevard

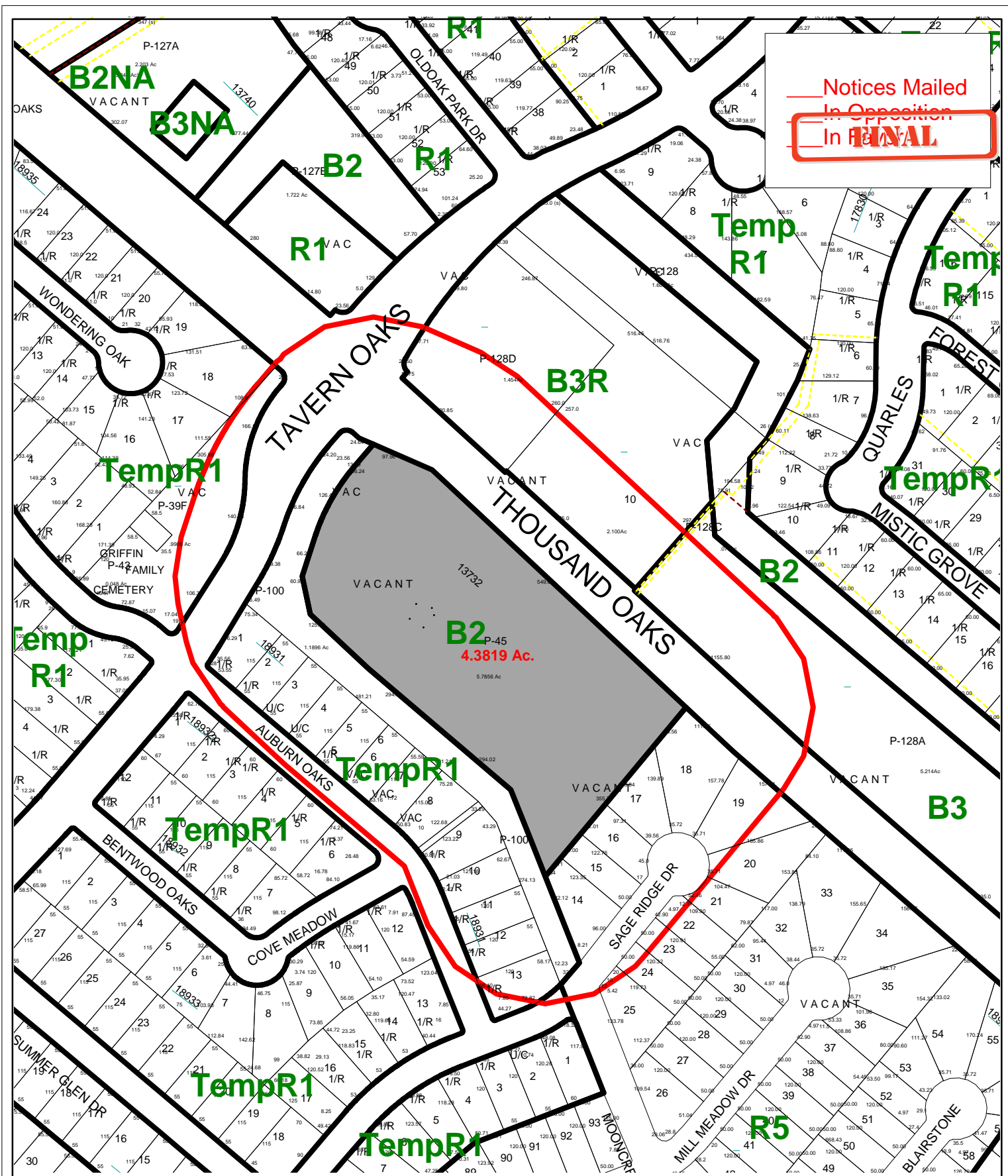
Proposal: Proposed single-family subdivision

Neighborhood Association: Hunter's Mill NA and Eden HOA (200')

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Denial. This property is approximately 2.5 miles north of Runway 3, which is a primary runway for San Antonio International Airport. The property is within the 65 DNL noise contours, which are considered significant noise levels by the Federal Aviation Administration. The residential development does not meet the definition of compatible land use as prescribed by Federal Aviation Regulation Part 150.



Zoning Case: Z2001-231

City Council District No: 9

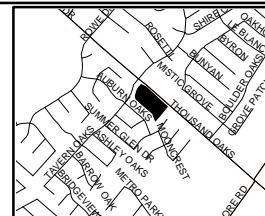
From : "B-2" To: "R-5"

Date: November 20, 2001

Scale: 1"=200'

Subject Property

200' Notification



T 10

CASE NO: Z2001138

FINAL

November 20, 2001

Continuance from July 17, 2001, August 7, 2001,
September 18, 2001, October 16, 2001 and November
6, 2001

Council District:

Ferguson Map: 480 C7

Case Manager : Fred Kaiser 207-7942

Applicant Name:

W. H. Fairer

From "R-8" Large Lot Residence District to "O-1" Office District.

Property Location: Lots P5F and P5G NCB 34781

5950 Camp Bullis Road

The property is located on the southside of Camp Bullis Rd. east of W. Tejas Tr.

Proposal: To allow development for office use.

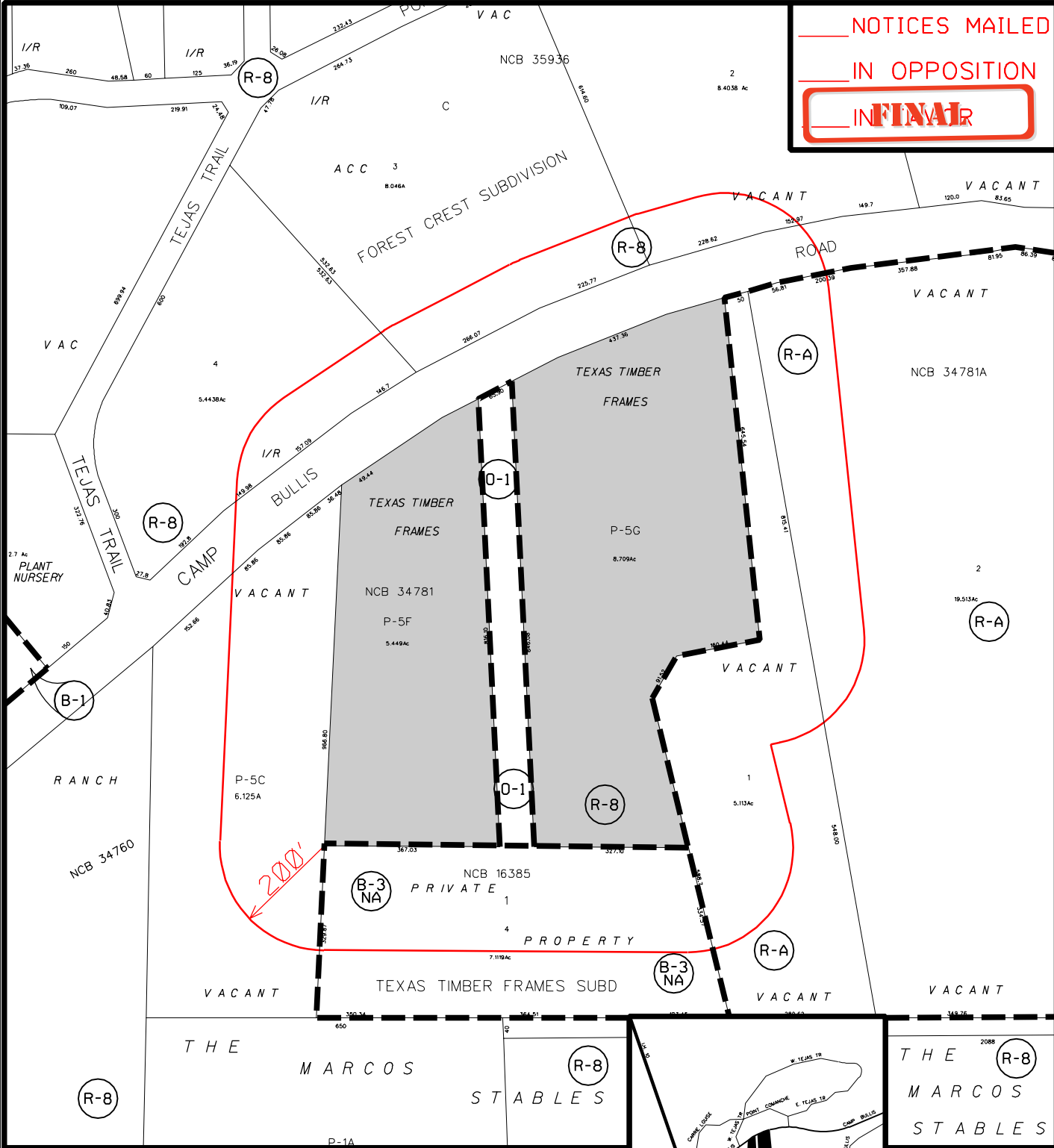
Neighborhood Association: Forest Crest Neighborhood Association

Traffic Impact Statement: A Traffic Impact Analysis was not required.

Staff Recommendation:

Denial. The adjacent area is generally developed for large lot single family residential. The nearest existing commercial development is on Camp Bullis Rd. west of W. Tejas Trail. Office use at this location will contribute to strip development on Camp Bullis Road.

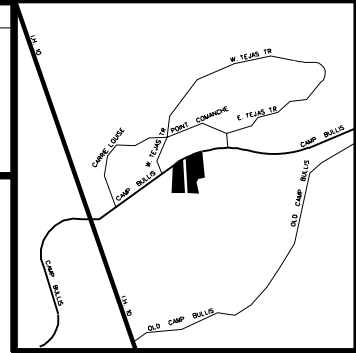
NOTICES MAILED
IN OPPOSITION
FINAL



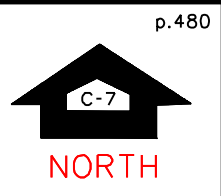
ZONING CASE Z2001-138

CITY COUNCIL DISTRICT NO: 8
REQUESTED ZONING CHANGE
FROM "R-8" TO "O-1"

DATE NOV. 20, 2001
SCALE 1" = 250'



THE MARCOS STABLES



DEPARTMENT OF PLANNING
SAN ANTONIO, TEXAS

CASE NO: Z2001237S

FINAL

Date: November 6, 2001

Continuance from November 6, 2001

Council District:

Catherine Tinnemeyer 207-5889

Owner Name:

Brundage Management

From "B-3 R" Restrictive Business District to "C-3 S" Commercial District with a Specific Use Permit for a Mini-Storage facility on a site of 3.134 acres.

Property Location:

Loop 1604 and north of New Guilbeau Rd

Proposal: Mini-storage

Neighborhood Association:

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Denial of requested and approval of "C-3 R S" Restrictive Commercial District with a Specific Use Permit for a Mini-Storage facility on a site of 3.134 acres. This site falls within the Northwest Community Plan. The Land Use Plan designates this area as residential (reference Land Use Map, page 3). However the subject property is currently zoned for business use. Mini-storage is permitted in "C-3" with an acreage of equal or less than 2.5 acres. The subject property is 3.134 acres. Drainage easement to the east will act as a buffer between the existing residential uses and the proposed commercial use.

CASE NO: Z2001239

FINAL

Date: November 20, 2001

Continuance from November 6, 2001

Council District: 4

Fred Kaiser 207-7942

Applicant Name:

Jay Khadem

Owner Name:

Jay Khadem

Zoning Request: From "B-2 NA" Business Non-Alcoholic Sales District to "C-2 NA C " Commercial, Non-Alcoholic Sales for District with Conditional Zoning for auto and vehicle sales - new and used with a screen fence to be provided adjacent to the western edge of Lot 549, NCB 7883.

Property Location: Lot 549, NCB 7883

Interstate Highway 35

Located on the Interstate Highway 35 frontage road approximately 120 feet south of Fitch Avenue.

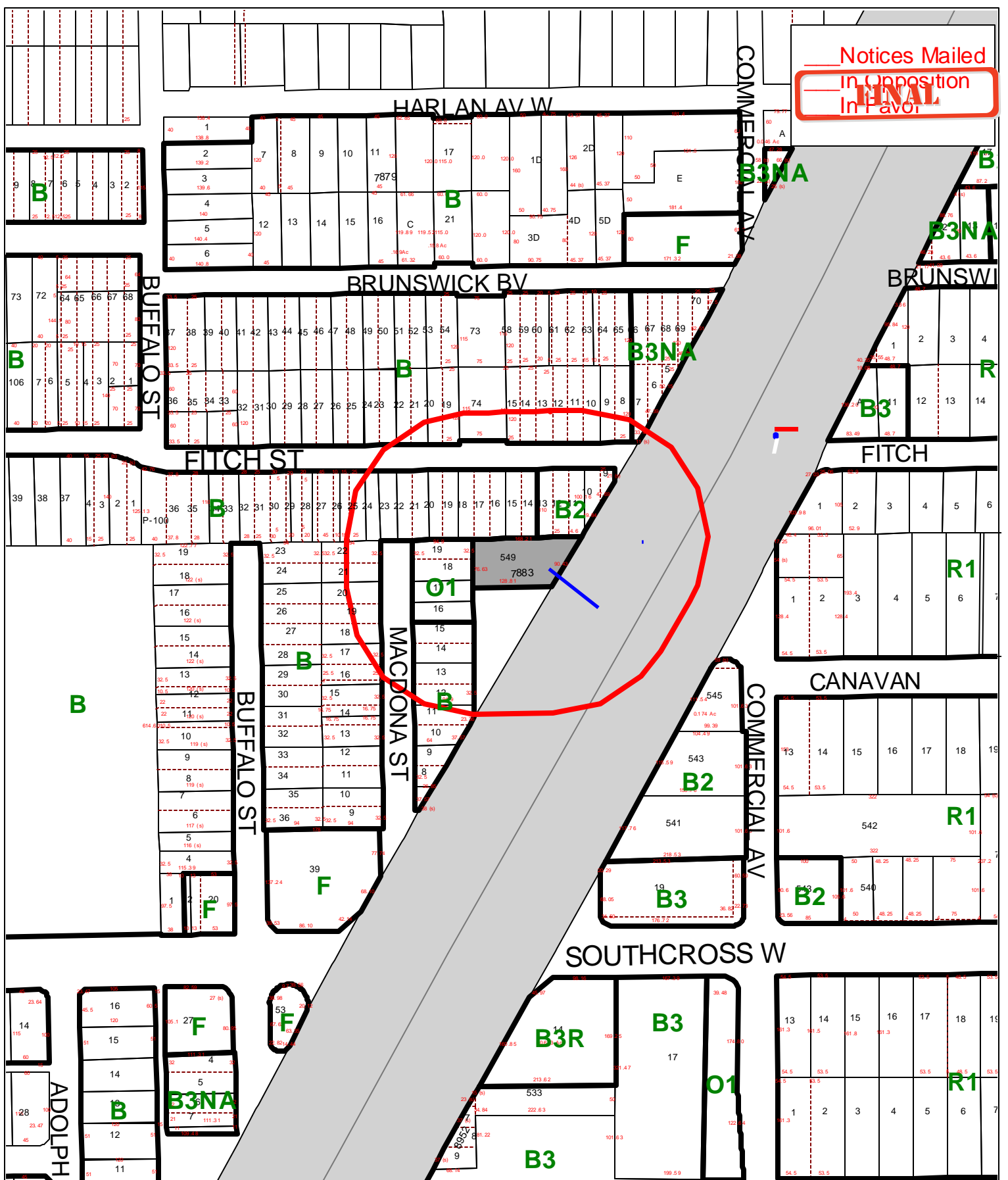
Proposal: To permit a used car lot

Neighborhood Association:

Traffic Impact Statement: A traffic impact analysis is not required.

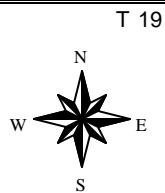
Staff Recommendation:

Denial. Automobile Sales lots should be located at the intersection of arterial streets and freeways. Subject property is adjacent to single-family homes.



Zoning Case **Z2001-239**
 City Council District No.: 4
 Requested Zoning Change
 From "B-2NA" To "C-2 NA C"
 Date: November 20, 2001
 Scale: 1" = 200'

Subject property
 200' Notification



T 19

CASE NO: Z2001243

FINAL

Date: November 20, 2001

Continuance from November 6, 2001

Council District: 8

Fred Kaiser 207-7942

Applicant Name:

Kaufman & Associates

Owner Name:

Jimi Ellis (Trustee)

Zoning Request: From Temporary "R-1 UC-1" Single-Family Residence Urban Corridor District to "O-2 UC-1" Office Urban Corridor District (2.460 acres) and "C-2 UC-1" Commercial Urban Corridor District (1.540 acres)

Property Location: 4.0 acres out of NCB 34730

Interstate Highway 10 West

Interstate Highway 10 West frontage road approximately 1253.0 feet south of Cielo Vista Drive

Proposal: Office and Restaurant Use

Neighborhood Association: Cielo Vista Neighborhood Association

Traffic Impact Statement: Temporary "R-1" is exempt from the TIA at the zoning level.

Staff Recommendation:

Approval. The property fronts on the Interstate Highway 10 West Expressway frontage road. The proposal for office and restaurant use is a logical extension of the existing pattern of I.H. 10 development. This approval assumes that the Owner will provide restrictive covenants protecting the environmental characteristics of the tract and prohibiting access to or from Cielo Vista Drive.

CASE NO: Z2001244

FINAL

Date: November 6, 2001

Continuance from November 6, 2001

Council District:

Catherine Tinnemeyer 207-5889

Applicant Name:

Barrett Construction Co., c/o Denton

Owner Name:

Barrett Construction Co.

From "I-1" Light Industry District to "R-5" Residential Single-Family District

Property Location:

58.38 acres of NCB 11186

Hutchins Pl/Marek St.

The south side of the extension of Hutchins Place 470' west of Marek St.

Proposal:

Single family dwellings

Neighborhood Association:

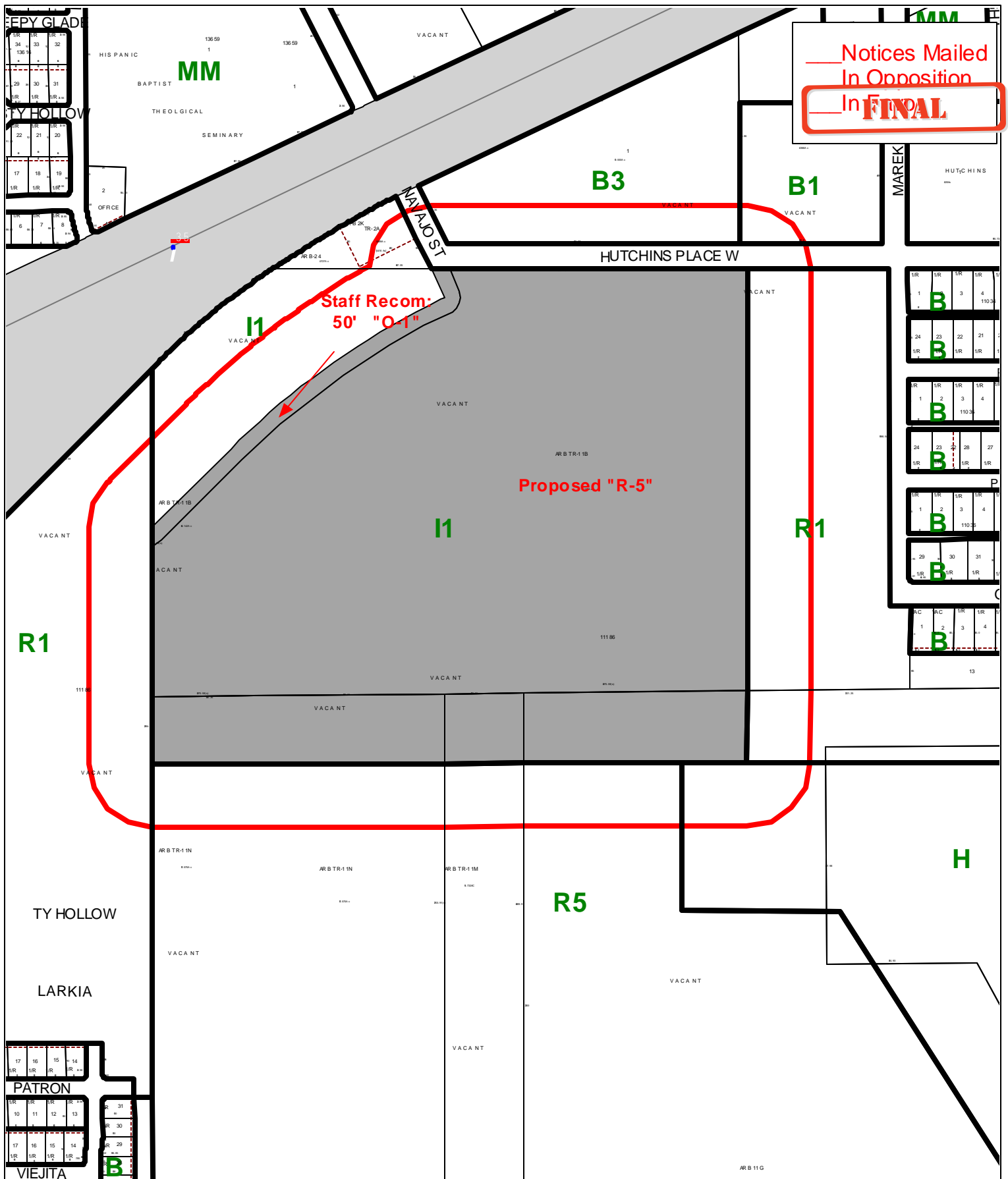
Owners Association of Lago Vista, Patton Tareyton Tempo Neighborhood Association, South Southwest

Traffic Impact Statement:

A traffic impact analysis is not required

Staff Recommendation:

Approval with 50 feet of "O-1" Office District between "I-1" Light Industrial District to the northwest and the proposed "R-5" Residential Single-Family District to the southwest. "R-5" zoning is consistent with the residential development pattern of the area. Vacant land to the east, south and west is zoned residential. "R-5" is a downzoning from "I-1."



Zoning Case **Z2001-244**

City Council District No.: 4

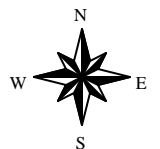
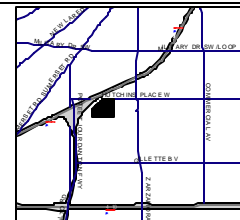
Requested Zoning Change
From "I-1" To "R-5"

Date: Nov. 20, 2001

Scale: 1" = 400'

Subject property

200' Notification



T 16

CASE NO: Z2001245

FINAL

Date: November 20, 2001

Council District: 1

Ferguson Map: 616 D 7

Case Manager : Brandon Ross 207-7442

Owner Name:

City of San Antonio/Municipal Facilities Corp.

Manager of Metropolitan Resources, Inc.

Zoning Request: From "I-1" Industrial District and "B-3 R" Restrictive Business District, to "C-3 NA" Commercial District Nonalcoholic Sales on Lots 5 thru 8, Block 8, NCB 2562; Lots 1 thru 12, and P-101, Block 3, NCB 2561; Lots 7 thru 12, Block 1, NCB 2560; Lot A-1 and P-100 , NCB A-63

From "I-1" Industrial District, "B-3" Business District, and "B-3 NA" Nonalcoholic Sales District, to "IDZ" Infill Development Zone with permitted uses including "MF-50" Multi Family Residence District and "C-3" Commercial District on Lots 1 thru 6, Block 1, NCB 2560, Lots 5 thru 11, Block 4, NCB 2561; Lots 11 thru 14, Block 5, NCB 2554; Lot A-12 and East 46 feet of Lot A-10, NCB 985

Property Location: See Zoning Change Request

Alamo & Flores

North corner of Alamo Street and South Flores

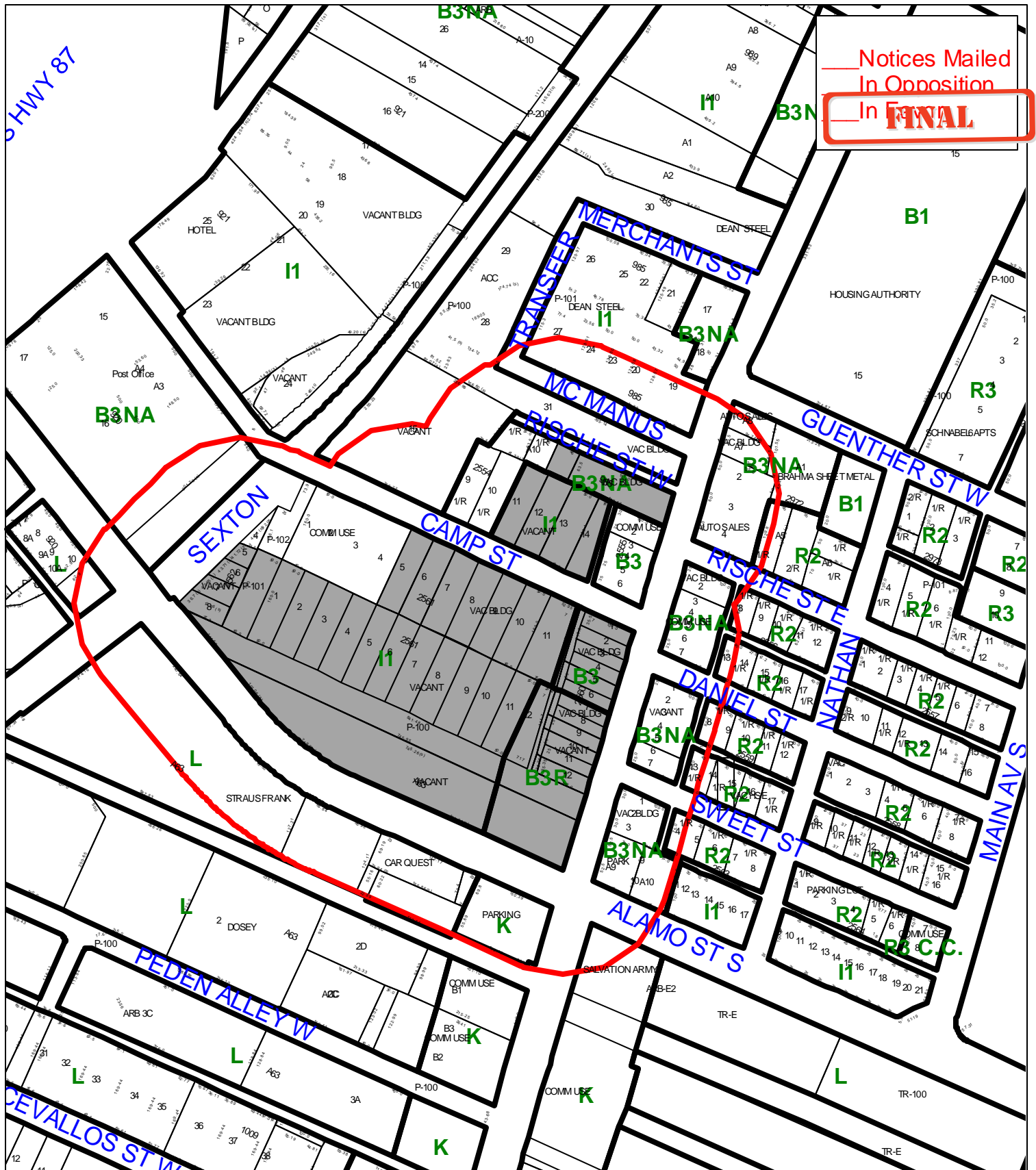
Proposal: One-Stop Development Center; Tobin Property

Neighborhood Association: King William Neighborhood Association

Traffic Impact Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval. This site falls within the Downtown Neighborhood Plan. The Downtown Land Use Plan calls for a mixed use, low-rise district in the area, and a neighborhood commercial center along South Flores Street (reference page 10). The requested zoning districts are compatible with the surrounding districts, which include "B-3" Business District, "L" Light Industrial District, and "I-1" Industrial District. The "IDZ" Infill Development Zone is a flexible zone that will allow the owner to develop the property in a manner that is consistent with the uses encouraged by the Downtown Neighborhood Plan.



ZONING CASE: Z2001-245

City Council District No. : 1

Requested Zoning Change

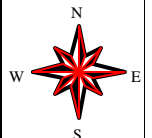
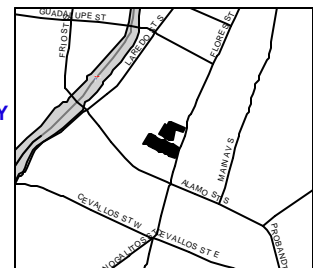
From: "B-3,B-3NA,I-1" To: "IDZ for MF-50,C-3", "C-3 NA"

Date: Nov. 20, 2001

Scale: 1" = 250'

SUB'S PROPERTY

200' BUFFER



CASE NO: Z2001246S

FINAL

Date: November 20, 2001

CASE PULLED - WITHDRAWN BY APPLICANT -

Council District: 5

David Arciniega 207-5876

Applicant Name:

Frank R Cortez

Owner Name:

Frank R Cortez

Zoning Request: From "C" Apartment District to "C-3 S" Commercial District with a Specific Use Permit for a carpenter business

Property Location: Lot 83 Block 32 NCB 3692
1422 Ceralvo St.

Proposal: Carpenter business

Neighborhood Association:

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Denial. The subject property is currently zoned residential and is surrounded by "C" Apartment District zoning. The proposal for a carpenter shop at this location would allow light industrial uses which is inappropriate and inconsistent with the surrounding zoning and land uses.



Zoning Case: Z2001-246 S

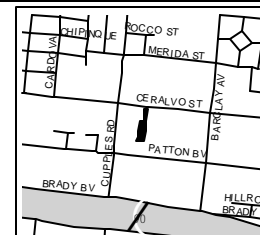
City Council District No.: 5
 Requested zoning Change
 From: "C" To: "C-3S"
 Date: November 20, 2001
 Scale: 1" = 200'



Subject Property



200' Notification



CASE NO: Z2001247

FINAL

Date: November 20, 2001

Council District: 2

Ferguson Map: 617 C-3

Case Manager : John Jacks 207-7206

Applicant Name:

Gilbert Bazan

Owner Name:

Gilbert Bazan

Zoning Request: From "D(H)" Historic Apartment District to "C-1 IDZ (H)" Historic Commercial Infill Development District

Property Location: Lot 6, Block 6, NCB 1274

2119 IH 35 North

Property is located at the corner of Roger Street and IH 35 North

Proposal: Proposed restaurant

Neighborhood Association: Government Hill Neighborhood Association

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval This site falls within the Government Hill Neighborhood Plan. The Land Use Plan designates this area as medium density residential. However, the property has unique characteristics that deem it appropriate for "C-1" zoning. The property is within the New Braunfels Street / IH 35 commercial node and fronts on IH 35 with an on-ramp. The proposed zoning offers an acceptable transition between the heavy commercial zoning to the east and the residential zoning to the west. The property is not desirable for residential use.

CASE NO: Z2001248

FINAL

Date: November 20, 2001

Council District:

Ferguson Map: 548 B-7

Case Manager : Brandon Ross 207-7442

Applicant Name:

S. A. Alliance & Association, LTD.

Owner Name:

Jaime Arechiga ETAL.

From "R-2 A" Three and Four Family Residence District, to "PUD (MF-25)" Planned Unit Development, Multi Family Residence District

Property Location: Lot 24, Block E, NCB 14657

6188 Whitby Road

South side of Whitby Road, west of Babcock and Huebner

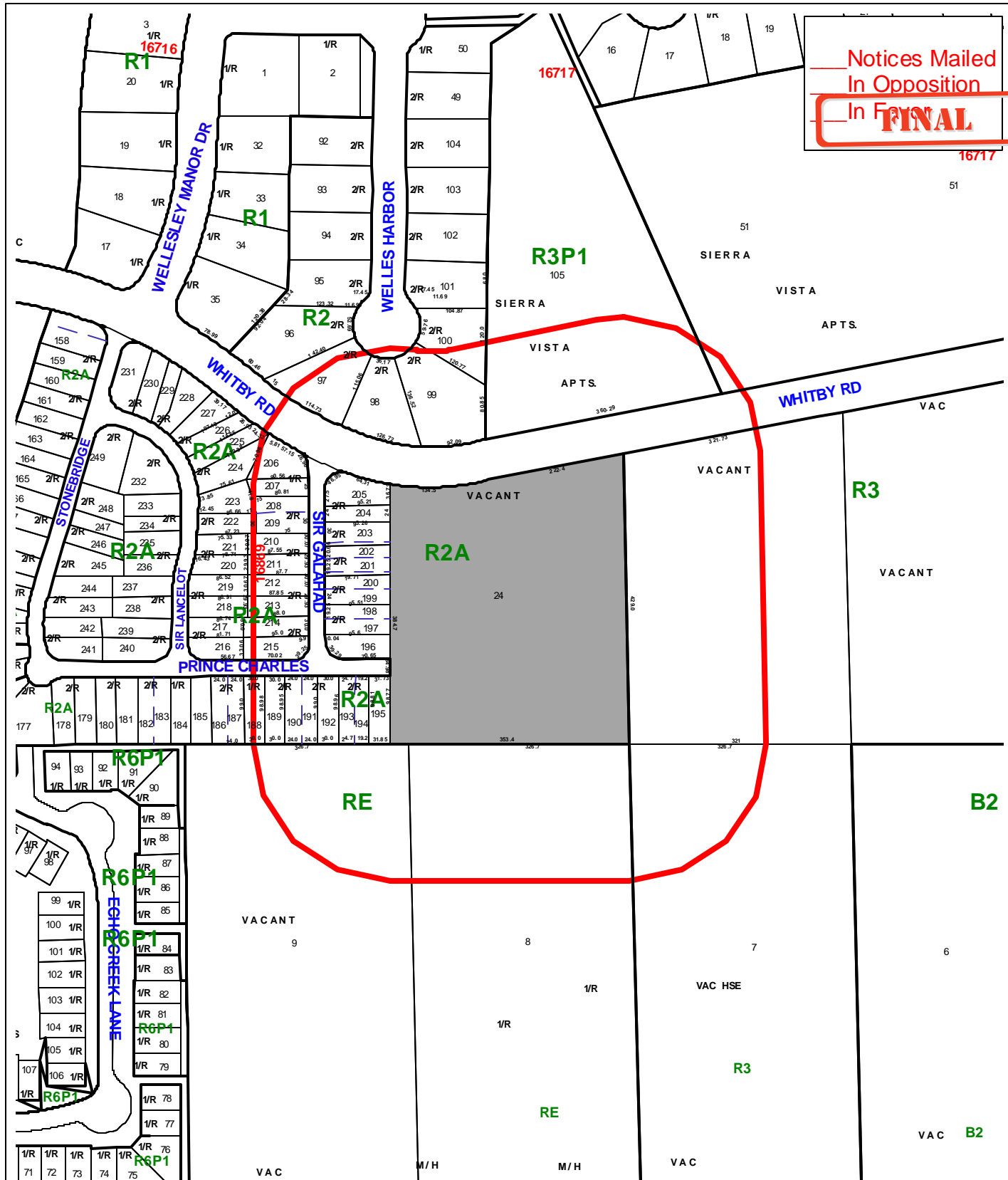
Proposal: Residential Townhome Planned Unit Development (PUD)

Neighborhood Association: Alamo Farmsteads / Alamo Farmsteads Neighborhood Plan

Traffic Impact Statement: A traffic impact analysis is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Staff Recommendation:

Approval. The Alamo Farmsteads Neighborhood Plan indicates "High-Density Residential (apartments / duplexes)" as the proposed land use for the area (reference page 22). The proposed zoning district is compatible with surrounding land uses and zoning districts, which include two-family residence, multi-family residence, and residential estate districts.



ZONING CASE: Z2001-248

City Council: 7

Requested Zoning Change

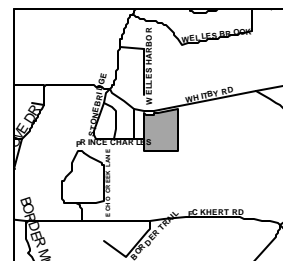
From: "R-2A" To: "RM-4" PUD

Date: November 20, 2001

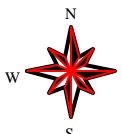
Scale: 1" = 200'

 SUB'S PROPERTY

 200' Notification



T-16



CASE NO: Z2001249

FINAL

Date: Nov. 20, 2001

Council District: 3

Ferguson Map: 652 B-7

Case Manager : Catherine Tinnemeyer 207-5889

Applicant Name:

Mrs. Grayson Cecil

Owner Name:

Mrs. Grayson Cecil

Zoning Request: From "B" Residence District to "C-2 NA" Commercial Non-Alcoholic Sales District

Property Location: 2.488 acres of NCB 10879

SE Military Dr

Property is located east of the intersection of Dumbarton and S.E. Military Drive.

Proposal: Allow for commercial use without alcohol consumption on the property.

Neighborhood Association: Highland Hills Neighborhood Association, Highland Hills Community Organization

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. The subject property is located on S.E. Military Drive, a Primary Arterial. The requested zone is part of an overall development plan. The requested zone is located to provide retail support to the proposed residential development for the entire project.

CASE NO: Z2001250

FINAL

November 20, 2001

Council District: 3

Ferguson Map: 652 C7

Case Manager : Fred Kaiser 207-7942

Applicant Name:

Grayson Cecil

Owner Name:

Grayson Cecil

Zoning Request: From "B" Residence District to "C-2 NA" Commercial, Non-Alcoholic Sales District (2.755 acres), "C-2" Commercial District (11.584 acres) and "MF-33" Multi-Family District (28.457 acres) all acreages out of NCB 10879

Property Location: 42.796 acres out of NCB 10879

Southeast Military Drive

Located on the south side of Southeast Military Drive approximately 1310 feet east of Dumbarton Drive

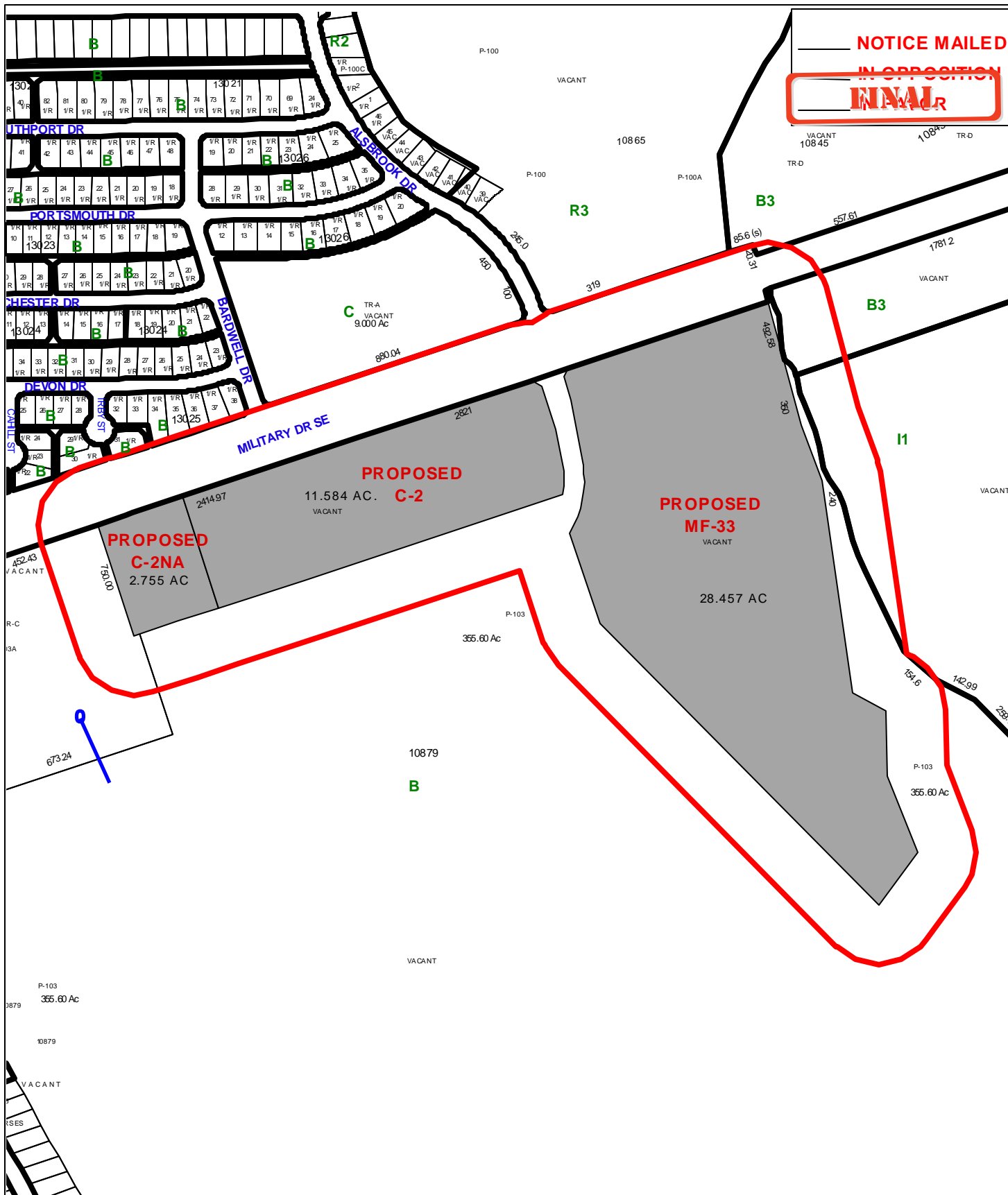
Proposal: For commercial and multi-family use.

Neighborhood Association: Highland Hills Neighborhood Association and the South East Highland Hills Community Organization

Traffic Impact Statement: A traffic impact analysis is not required. (A Level-3 Traffic Impact Analysis has been prepared for the Monte Viego Subdivision which includes the proposed zoning area.)

Staff Recommendation:

Approval. The property fronts on South East Military Drive, a major arterial. The requested zones are part of an overall development plan. The commercial zones are located to provide retail support to the proposed residential development for the entire project. The multi-family zone is located to take full advantage of the topography and flood area on the project site.



Zoning Case: **Z2001-250**

City Council District No.: 3

Requested zoning Change

From: "B" To: "C-2NA", "C-2", "MF-33"

Date: November 20, 2001

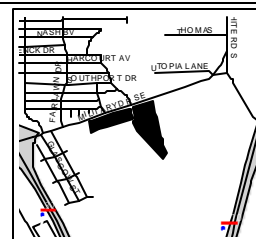
Scale: 1" = 450"



Subject Property



200' Notification



T-18

